

Vision Wall Building - 11749 180 Street

Edmonton, Alberta

17,424 SF OF COOLER/FREEZER SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- Combination of front dock & oversize grade loading doors
- Close proximity to many other industrial commercial developments
- Excellent access via both the Yellowhead & Anthony Henday
- Fibre Optics available

Site Tour Information

Site tours by appointment only

Lucas Leisen | Leasing Manager 780.934.2929 | lucas@yorkrealty.ca

YORKREALTY.CA

Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

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DETAILS

Address	11749 180 Street, Edmonton, AB
Zoning	IM - Medium Industrial
Year Built	1977
Size	96,586 SF
Parking	Ample Available
Clear Height	28'
Loading	11 - Combo of Front Dock & Oversize Grade Doors
Sprinklers	Available
Lighting	To Be Upgraded to LED
Demising Walls	Concrete Block
Power	Total of 1200 AMP, 347/600 Volt, 3 Phase 4 Wire
Fibre Optics	Available

LEASE INFORMATION

Base Rent	Market
Operating Cost	\$3.88 PSF (est 2022)
Available	Spring 2023

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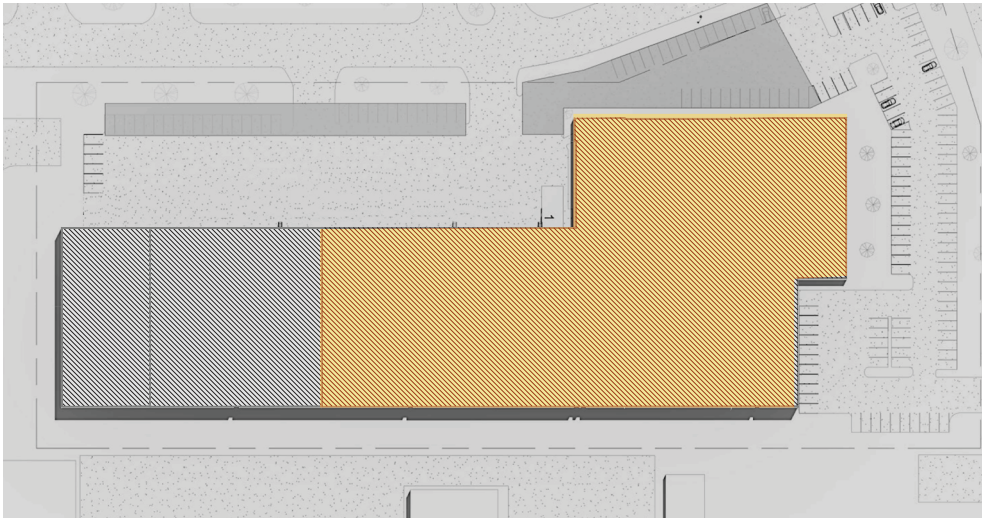
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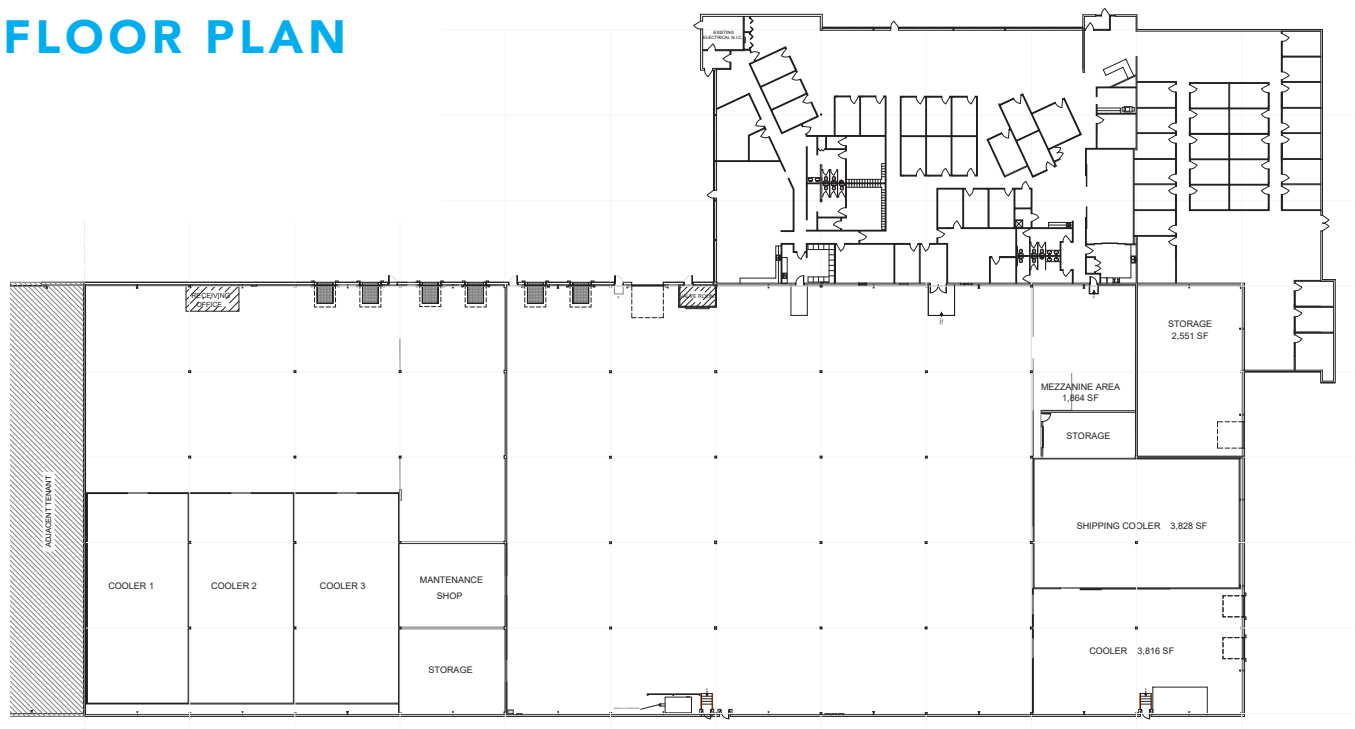
Edmonton, Alberta

FLOOR PLAN

96,586 SF

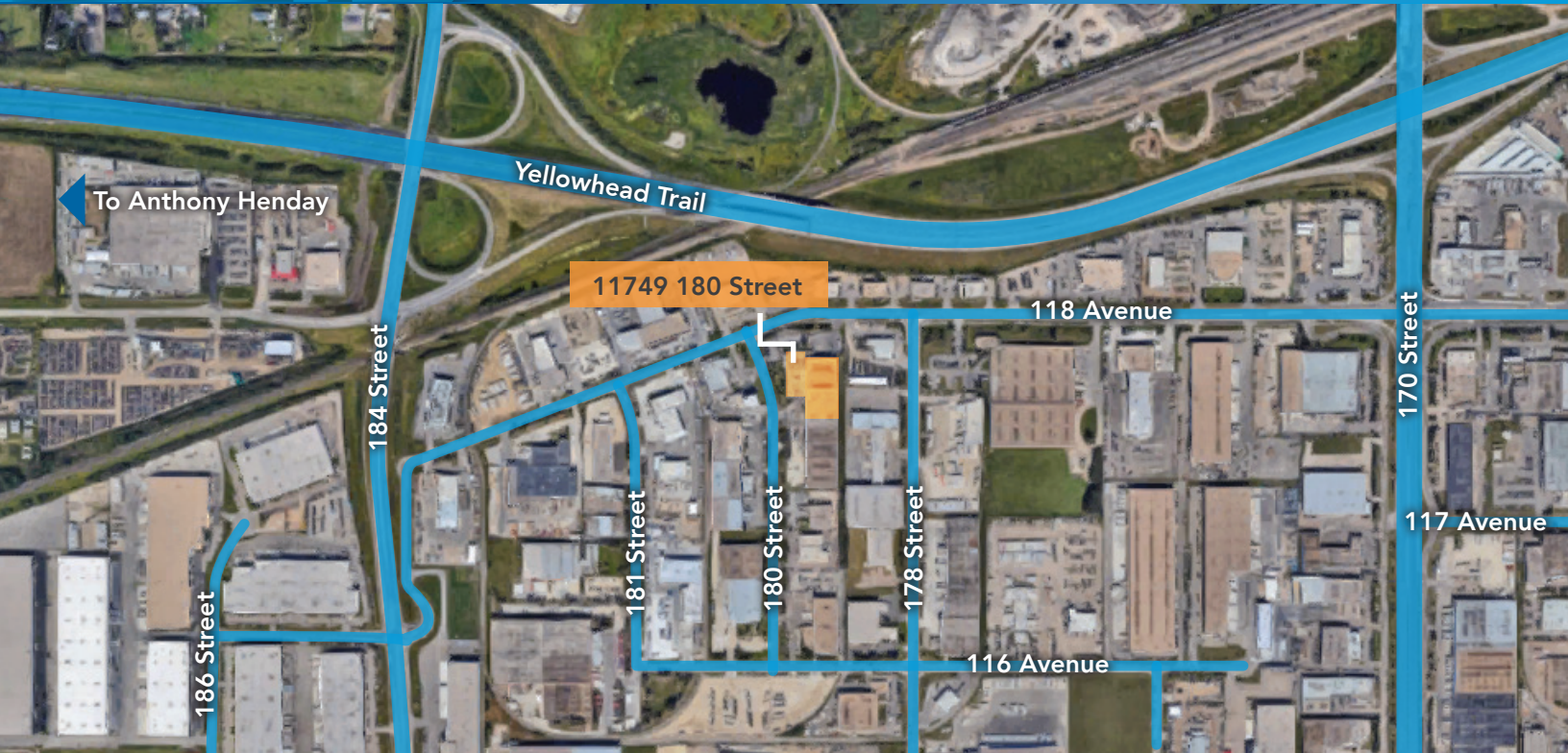


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